



**DEVELOPMENT PERMIT NO. DP000896**

**ERIKA KIYOMI SCHULZ**

**Name of Owner(s) of Land (Permittee)**

**582 BRADLEY STREET**

**Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT 24, SUBURBAN LOT 31, NEWCASTLE TOWNSITE, SECTION 1,  
NANAIMO DISTRICT, PLAN 388C**

**PID No. 009-119-957**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Building Elevations**  
**Schedule D Building Renderings**  
**Schedule E Landscape Plan**  
**Schedule F Fence/Arbour Detail**

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 7.5.1 – Siting of Building

- *Required Front Yard Setback*

The required front yard setback is 6m. The proposed setback is 2.5m; a variance of 3.5m.

*Required Side Yard Setback*

The required side yard setback is 3m. The proposed setback is 1.25m, a variance of 1.75m.

Section 17.3.4 - Landscaping

- *Required Garbage Enclosure Setback from Residential Use*

The required setback from abutting residential properties is 3.0m. The proposed setback along the rear yard is 1.0m, a variance of 2.0m.

6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Section 16.7 – Development and Maintenance Standards

- *Required Drive Aisle Width*

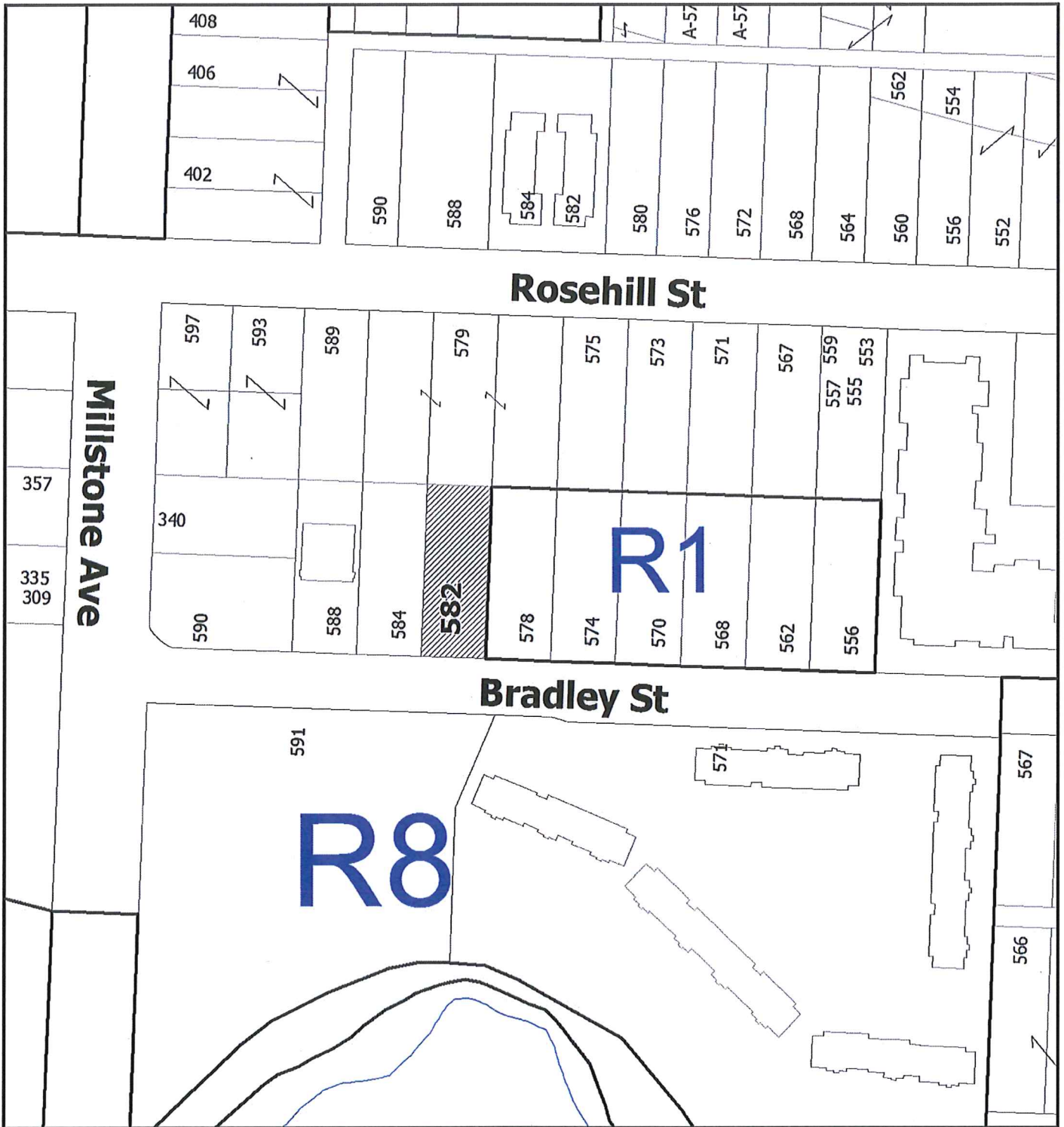
The required drive aisle width for two way traffic is 5.5m. The proposed width is 3.3m, a variance of 2.2m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 5TH DAY OF OCTOBER, 2015.

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000896

**LOCATION PLAN**

Civic: 582 Bradley Street  
lot 24, Suburban Lot 31, Newcastle Townsite,  
Section 1, Nanaimo District Plan 388C



 **Subject Property**



Development Permit DP000896  
 582 Bradley Street

Schedule B

**SITE PLAN**

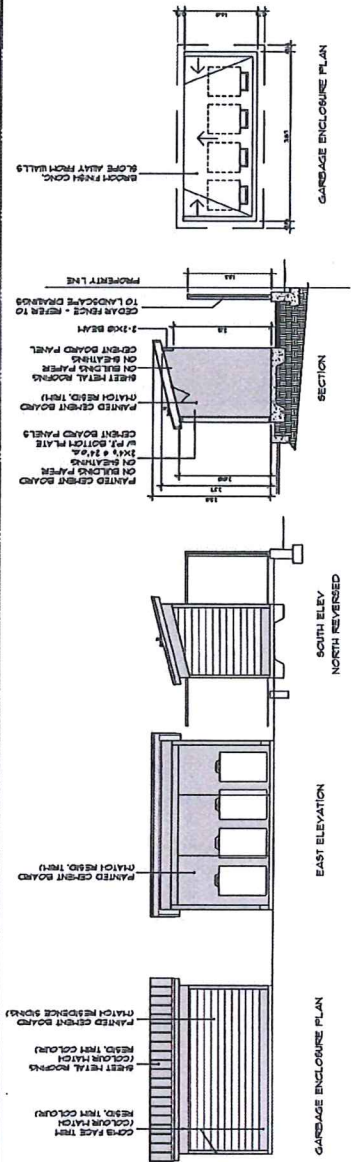
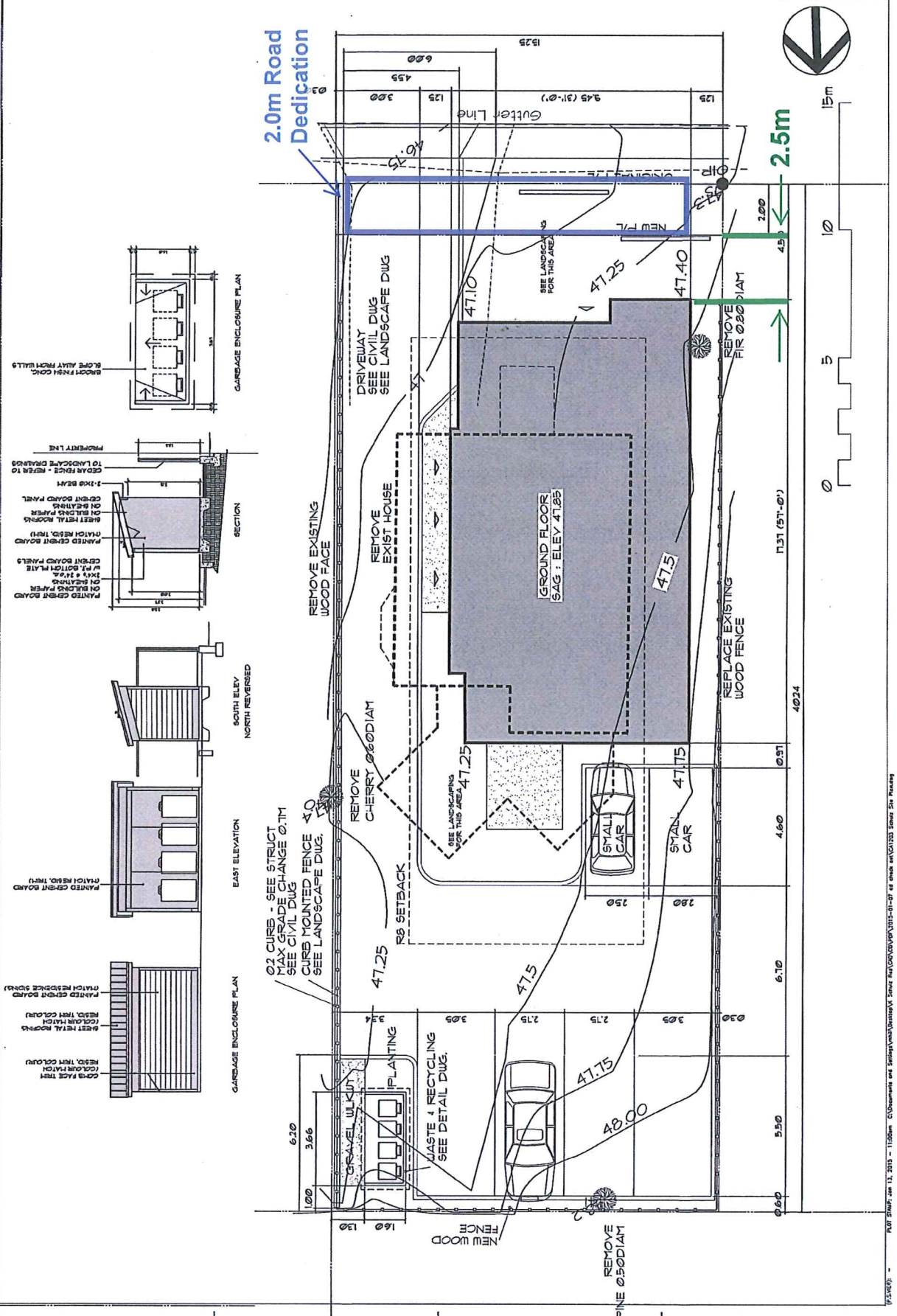
and Garbage Enclosure Elevations

**Chrysalid Architecture**  
 166 Lily Road  
 Fremont, BC V7T 1T7  
 779 548 4474  
 architecture@chrysalid.ca

**K SCHULZ**  
 4 PLEX RESIDENCE

**BUILDING DATA**  
 SITE PLAN  
 DATE: 03 Jun 2015  
 SCALE: AS NOTED  
 DRAWN: CJH  
 APPROVED: CJH  
 PROJECT NUMBER: CA 1203

**DRAWING NUMBER:** A1



PLAT Stamp Jan 13, 2015 - 11:08am. C:\Users\m\Documents and Settings\m\Documents\DWG\15-01-27.dwg made in AutoCAD 2015. Plot Date: 03/06/15

# Schedule C Building Elevations

Development Permit DP000896  
582 Bradley Street  
1/2



101-5170 BUNNICK EDRD  
5010 RIVER RD. VPI 404  
1 252.667.3276  
E mail: info@datapointnc.com  
www.datapointnc.com



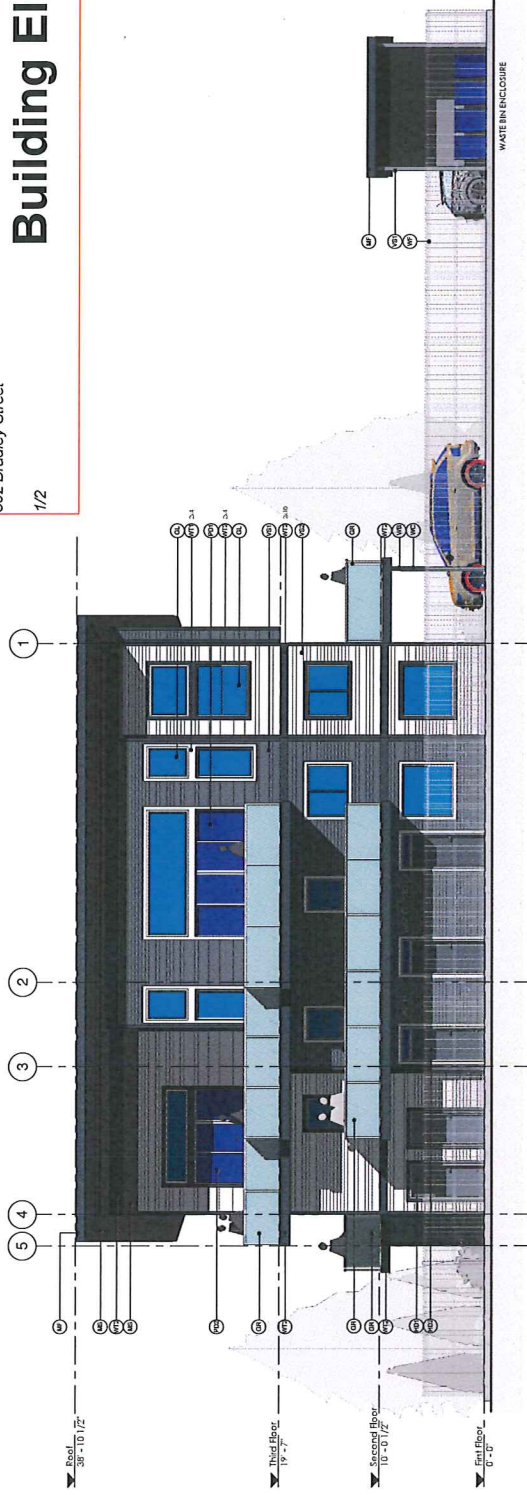
DESIGNER SEAL

ENGINEER SEAL

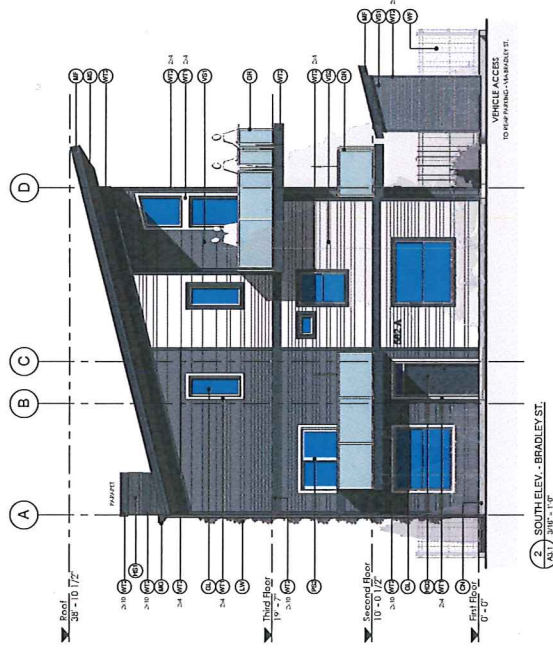
CLIENT



ALAIR  
HOMES  
CUSTOM HOMES - RENOVATIONS



1 EAST ELEVATION  
A.U. 3/16" = 1'-0"



2 SOUTH ELEV. - BRADLEY ST.  
A.U. 3/16" = 1'-0"

**EXTERIOR FINISH LEGEND**

1	EXPOSED CONCRETE (FACED FACE)
2	FINISHED METAL SKELETONWORK (CORROSION)
3	FINISHED METAL SKELETONWORK & DOWNSPUTS
4	FINISHED METAL VENTED ROOF (CORROSION)
5	3-Ply GYP BOARD FINISH
6	FINISHED METAL ROOFING
7	TRIM COLUMN - 1/2" X 3/4" (CORROSION)
8	TRIM COLUMN - 1/2" X 3/4" (CORROSION)
9	WOOD FINISH - 1/2" X 3/4" (CORROSION)
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1. DP - Drawing Number: 20180104  
ISSUED FOR:  
BUILDING PERMIT  
CLIENT APPROVAL  
CLIENT REVIEW  
ISSUED DATE: 20180104  
PROJECT NO: 180104  
SCALE: AS SHOWN  
DRAWN: AM  
CHECKED: -  
PROJECT:

Multi-Residential  
Project

582 Bradley St., Greenville, SC

SHEET TITLE

Building  
Elevations

SHEET NUMBER

A3.1





Development Permit DP000896  
582 Bradley Street

# Schedule D Building Renderings



184-178 BURNING FLOOR  
SUITE 405-A, BC V7Y 1A4  
T 250 467 3266  
E info@datapointco  
www.datapointco



DESIGNER SEAL

ENGINEER SEAL

CLIENT



**LAIR**  
K & M S  
CUSTOM HOMES - RENOVATIONS

J. DP: Thomas Dierme 2025/04  
ISSUED FOR:  
 BUILDING PERMIT  
 CLIENT APPROVAL  
 CLIENT REVIEW  
ISSUED DATE: 2025/04  
PROJECT NO./JOB NO.:  
SCALE: CHECKED: PROJECT:

**Multi-Residential  
Project**

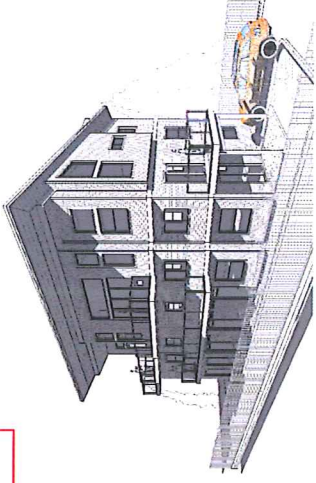
582 Bradley St., Victoria, BC

SHEET TITLE

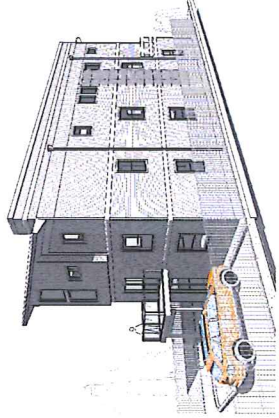
**Perspective  
Elevations**

SHEET NUMBER

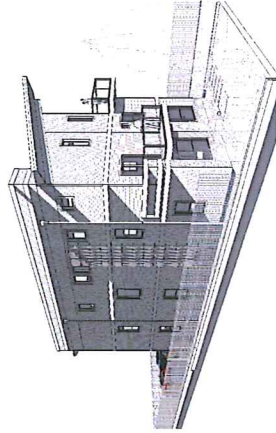
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2 PERSPECTIVE 2  
N.D.



3 PERSPECTIVE 3  
N.D.



4 PERSPECTIVE 4  
N.D.

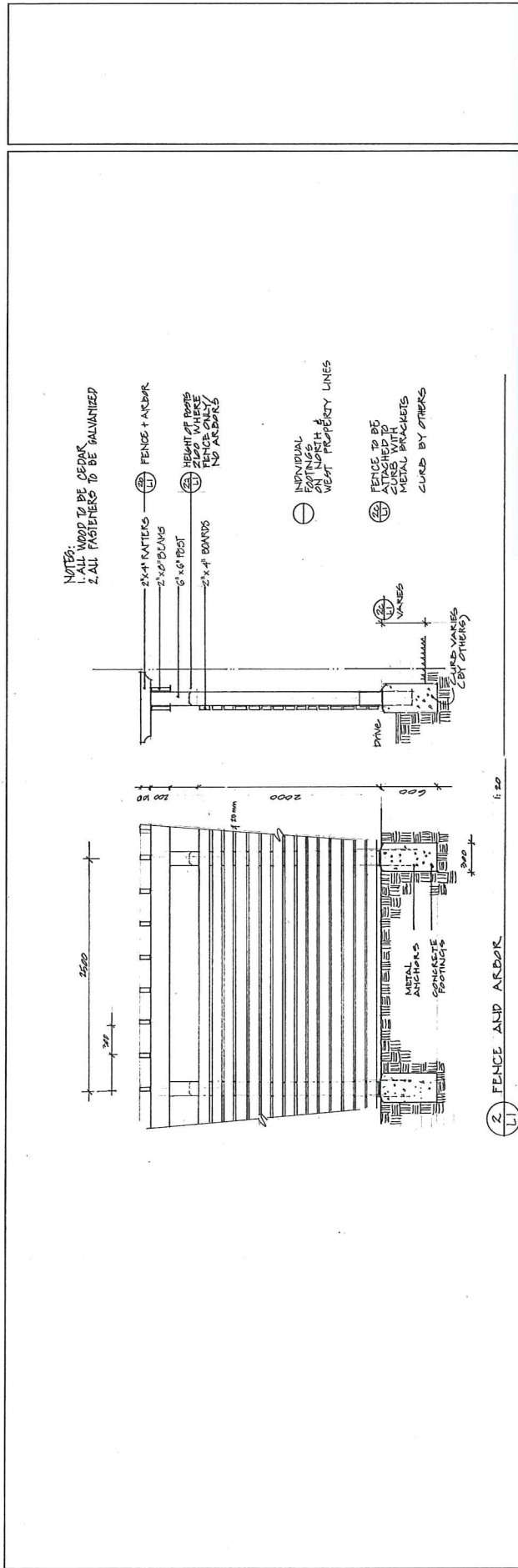


1 PERSPECTIVE 1  
N.D.









Schedule F  
 Development Permit DP000896  
 582 Bradley Street

# Fence / Arbour Detail

NO. 1	NOTED	DATE	DESCRIPTION
NO. 2	NOTED	DATE	DESCRIPTION
NO. 3	NOTED	DATE	DESCRIPTION
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CONSULTANT  
 VICTORIA LANDSCAPE ARCHITECTS  
 LANDSCAPE ARCHITECT  
 208 Pine St, Nanaimo, BC  
 V9A 1A5  
 250.734.4335  
 victoria@vlandscapes.com

PROJECT  
 SCHULZ RESIDENCE  
 REDEVELOPMENT  
 582 BRADLEY ST NANAIMO

SHEET TITLE  
 LANDSCAPE PLAN

DETAILS #2  
 FENCE & ARBOR

SCALE AS SHOWN DATE 15.12.17

DRAWN VJD CHECKED

PROJECT NUMBER 50119/14

DRAWING NUMBER 12/13

RECEIVED  
 By Planning & Design Section at 8:09 am, Jul 27, 2017